

**GRAND RAPIDS CHARTER TOWNSHIP
BOARD OF ZONING APPEALS
AUGUST 9, 2005**

A meeting of the Grand Rapids Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. with the following present: Chairman Ronald J. Hall, Lee VanPopering, George J. Orphan, David VanDyke, and Beverly Wall. Also present was Township Planning and Zoning Administrator Rick Sprague.

1. Approval of the July 12, 2005 minutes.

Lee VanPopering, seconded by Beverly Wall, moved to approve the minutes as presented. Motion passed unanimously.

2. Daniel and Patricia Esch- 4258 4 Mile Road (Previously Tabled). The applicants are requesting a variance to allow a barn to be moved to the property that would exceed the allowed maximum height of 20 feet by approximately six feet two inches.

Lee VanPopering, seconded by Beverly Wall, moved to approve bringing this issue back to the table. Motion passed unanimously.

Daniel Esch summarized his request for a height variance to allow a barn to be moved to his property. He stated that the barn was voted unanimously in favor by the deed association for his neighborhood. Two neighbors that were not in favor at the last meeting, has changed their opinion to be in support of the project. He also stated that he has a letter in favor of the barn by the most direct effected neighbor.

Rick Sprague stated that there were two correspondences received in opposition to the variance.

Lee VanPopering, seconded by David VanDyke, moved to approve the variance because it meets section 13.2 of the Zoning Board Ordinance. The applicant stated that the siding would be restored to original quality and the roof shall be shingled. Motion passed unanimously.

3. Chris Waite- Owner of 2246 Beatrice. The applicant is requesting a variance to allow a deck to be built 10 ½ feet from the rear property line. The required rear yard setback is 25 feet.

Chris Waite spoke regarding his request for a variance to allow a deck to be built within the requested rear yard setback. The property is a corner lot. The applicant is requesting a 14-½ foot variance. The requested rear yard setback is 25 feet and he is asking to build up to 10 ½ feet from the property line. He also submitted a letter, from the neighbor directly affected by the deck, in support of the variance.

The Board asked questions regarding measurements.

Lee VanPopering, seconded by David VanDyke, moved to approve an 11-foot variance to come no closer to the lot line than 14 feet and steps shall not be built on the south side of the deck. Motion passed unanimously.

The meeting was adjourned at 7:36

Respectfully Submitted,

David A. VanDyke